



BOARD OF PUBLIC WORKS & SAFETY AUGUST 4, 2005 MINUTES

Mayor Charles Henderson called the meeting to order at 8:30 a.m.

PRESENT:	Board members Warren Beville, Mayor Henderson, Kevin Hoover; Clerk-Treasurer Jeannine Myers; and Director of Engineering Paul Peoni. City Attorney Shawna Koons-Davis was not able to attend.
-----------------	---

Mr. Beville moved to approve the minutes of the regular session of July 19th as presented. Second by Mr. Hoover. Vote: Ayes.

Doug Wagner of Precedent Development came forward to discuss the City of Greenwood Master Plan – Phase 3 Sanitary Sewers (C.R. 750N & C.R. 325W). This is for Homecoming at University Park. He asked the Board to accept the sanitary sewers, accept the maintenance bonds for the sanitary sewers and for erosion control, and to release the performance guarantee. Mr. Peoni confirmed that improvements being asked for acceptance appear to have been satisfactorily installed. The amounts and improvements shown on the bonds are correct. The release statement needs to be added to the maintenance bond for sanitary sewers, however. The Inspection & Testing fees and independent engineering fees have been paid. The as-builts have been reviewed and are acceptable and the Engineering Department has received two mylar copies. Mr. Hoover moved to:

- 1) Accept the Greenwood Master Plan – Phase 3 sanitary sewers.
- 2) Accept three (3) year maintenance bond #MTN8806124 in the amount of \$104,270 from Fidelity and Deposit Company of Maryland for the Greenwood Master Plan – Phase 3 sanitary sewers.
- 3) Accept the erosion control for the Greenwood Master Plan – Phase 3 sanitary sewers.
- 4) Accept three (3) year maintenance bond #5014771 in the amount of \$4,762 from Bond Safeguard Insurance Company for the Greenwood Master Plan – Phase sanitary sewers; erosion control.
- 5) Release performance bond #5012590 in the amount of \$23,809 from Bond Safeguard Insurance Company for the installation of the Greenwood Master Plan – Phase 3 sanitary sewers; erosion control, all contingent upon:
 - a) The release portion being added to the three (3) year maintenance bond for the sanitary sewers.

Second by Mr. Beville. Vote: Ayes.

Representing Dennison Properties, Kevin McGinnis asked the Board to accept the construction plans for Wakefield West, Section 3. A Sewer Service Agreement was approved in the fall of 2004, with the Mayor authorized to sign. Mr. Peoni confirmed that everything is in order. The construction plans have been reviewed and approved, with the final approval letter dated July 21, 2005. Mr. Hoover moved to approve the construction plans for Wakefield West, Section 3. Second by Mr. Beville. Vote: Ayes. Mr. McGinnis then asked about the possibility that the Board might waive the developer's portion of the SAF fee, saying he understood that the Board would need to take time to consider this. Mayor Henderson was not ready to discuss the issue at this meeting.

Tom Crowe, Executive Vice President of Pedcor Investments came forward on behalf of Trotters Pointe, Phase I and Phase II (East Main Street & Combs Road). With him were the project engineer and attorney Susie Bond. Mr. Crowe gave a brief overview of the project. Mr. Peoni indicated that the amounts and improvements shown on the performance letters-of-credit (LOC's) are correct and approved by the Engineering Department. The Law Department has found the form of the LOC's to be acceptable. Erosion control performance guarantees and Inspection & Testing agreements for both phases were previously approved and accept by the Board. Mr. Peoni told the Board that revisions are needed on both plats and he will work with their engineer on those. As to the condition by the Plan Commission that the site development plan approval shall be subject to completion and acceptance of off-site sanitary

sewers from the south and University Park PUD conditions of land alteration permits, Mr. Peoni noted that University Park sanitary sewers and now the off-site sanitary sewers have been accepted. Staff agreed that the lift stations should not be an issue. Mr. Beville moved to:

- 1) Accept performance letter-of-credit (LOC) #2005-006 from Pedcor Bancorp in the amount of \$196,436 for the installation of the sanitary sewers at Trotters Pointe, Phase I.
- 2) Accept performance LOC #2005-023 from Pedcor Bancorp in the amount of \$2,750 for the installation of the concrete curbs in the public right-of-way at Trotters Pointe, Phase I.
- 3) Accept performance LOC #2005-024 from Pedcor Bancorp in the amount of \$307,305.90 for the installation of the stone base, asphalt base, asphalt binder in the public right-of-way at Trotters Pointe, Phase I.
- 4) Accept performance LOC #2005-025 from Pedcor Bancorp in the amount of \$35,069.38 for the installation of the asphalt surface and tack coat in the public right-of-way at Trotters Pointe, Phase I.
- 5) Accept performance LOC #2005-004 from Pedcor Bancorp in the amount of \$31,702 for the installation of the sidewalks in the public right-of-way at Trotters Pointe, Phase I.
- 6) Accept performance LOC #2005-005 from Pedcor Bancorp in the amount of \$2,776 for the installation of the signs and monuments at Trotters Pointe, Phase I.
- 7) Accept performance LOC #2005-007 from Pedcor Bancorp in the amount of \$800,091.82 for the installation of the dirtwork and storm sewers at Trotters Pointe, Phase I.
- 8) Accept performance LOC #2005-003 from Pedcor Bancorp in the amount of \$81,498 for the installation of the sanitary sewers at Trotters Pointe, Phase I.
- 9) Accept performance LOC #2005-022 from Pedcor Bancorp in the amount of \$149,060.67 for the installation of the dirtwork and storm sewers at Trotters Pointe, Phase II.
- 10) Execute the final plat for Trotters Pointe, Section I.
- 11) Execute the final plat for Trotters Pointe, Section II, all subject to:
 - a) Final review and approval of the revised plats by both the Engineering and Planning departments.

Second by Mr. Hoover. Vote: Ayes.

For Sweetgrass, Section 4, J Haslett of C.P. Morgan asked for acceptance of improvements, acceptance of maintenance bonds, acceptance of performance bonds and execution of the plat. A final field inspection showed that all items being asked for acceptance appear to have been satisfactorily installed. The amounts and improvements shown on both the performance and maintenance bonds are correct. The Law Department has reviewed the bonds for form and found them to be acceptable. The 1/3 SAF fee has been paid, and the Engineering Department has received acceptable paper as-builts. Mr. Hoover suggested that, with the bonds being dated March of 2005, the maintenance bonds be revised to today's date. The performance bonds are in effect until the Board releases them. Revisions are needed to the plat. Mr. Hoover moved to:

- 1) Accept the sanitary sewers at Sweetgrass, Section 4.
- 2) Accept three (3) year maintenance bond #5016021 from Bond Safeguard Insurance Company in the amount of \$52,403 for the sanitary sewers at Sweetgrass Subdivision, Section 4.
- 3) Accept the dirtwork and storm sewers at Sweetgrass,
- 4) Accept three (3) year maintenance bond #5016020 from Bond Safeguard Insurance Company in the amount of \$125,346 for the dirtwork and storm sewers at Sweetgrass Subdivision, Section 4.
- 5) Accept the stone base, asphalt base, asphalt binder and concrete curbs (streets) at Sweetgrass Subdivision, Section 4.
- 6) Accept three (3) year maintenance bond #5016022 from Bond Safeguard Insurance Company in the amount of \$56,140 for the stone base, asphalt base, asphalt binder and concrete curbs (streets) at Sweetgrass Subdivision, Section 4.
- 7) Accept performance bond #5016023 from Bond Safeguard Insurance Company in the amount of \$32,270 for the installation of the asphalt surface and tack coat at Sweetgrass Subdivision, Section 4.
- 8) Accept performance bond #5016025 from Bond Safeguard Insurance Company in the amount of \$4,862 for the installation of the street signs and monuments at Sweetgrass Subdivision, Section 4.
- 9) Accept performance bond #5016024 from Bond Safeguard Insurance Company in the amount of \$89,250 for the installation of the sidewalks at Sweetgrass Subdivision, Section 4.
- 10) Execute the final plat for Sweetgrass Subdivision, Section 4, all subject to:
 - a) Final review and approval of the revised plat by both the Engineering and Planning departments.

- b) Receipt of final mylar as-builts.
- c) Payment of any final Inspection & Testing fees, if applicable.
- d) Modification of the dates on the maintenance bonds.

Second by Mr. Beville. Vote: Ayes.

Code Enforcement informed the Mayor that the nuisance complaint at 511 Winding Trail has been abated.

Regarding the revised job description for the Human Resources Director, Mr. Beville moved to accept this as presented. Second by Mr. Hoover. Vote: Ayes.

Director of Operations Norm Gabehart came forward to ask the Board's consideration on the purchase of a rubber track excavator. Currently all three of the City's backhoes may be in use at the same time. For working in tight areas between houses, Mr. Gabehart said that an excavator seems to be the best solution. BobCat Indy sent quotes on the two used excavators they had. They are Model 337. First is a 2003 with an open cab and 24" bucket at \$38,800. Next, also a 2003, was one with a cab and heater for \$39,500. American Enterprises in Franklin quoted a 1999 model with a new heater at \$26,000. The existing tracks are usable, stated Mr. Gabehart, but thought that new tracks should be purchased with this model, for a total purchase price of \$31,000. Mr. Beville moved to allow the purchase of the 1999 BobCat 337 from American Enterprises and two new tracks for a total of \$31,000 as described. Second by Mr. Hoover. The purchase would be out of Engineering 443. Vote: Ayes.

Mayor Henderson excused himself at this point.

Next Street Superintendent Greg Owens requested permission to put out to bid for a 7-ton double drum tandem vibratory roller/compactor. This will aid in the current paving program. Mr. Owens described a lease/purchase program over five years with annual payments of approximately \$18,000. Mr. Beville moved to allow the request as described. Second by Mr. Hoover. Vote: Ayes.

On his Status of Tasks, Mr. Peoni first mentioned Pinebrook Apartments on Smith Valley, near Smith Valley Center, near State Road 135. Performance letters-of-credit are coming up for expiration, and the bank has notified us that they are not going to renew them. The work in the field is nowhere near completion, he added. At Mr. Peoni's request, Mr. Hoover moved to allow staff to begin work on the draw down process if needed before September 5th. Second by Mr. Beville. Vote: Ayes.

Regarding the new Wal-Mart in Greenwood Springs near Emerson & County Line Road, Mr. Peoni recounted that when a re-plat was recorded, an easement for the traffic equipment was overlooked. He described two options – a fee simple dedication of right-of-way or a traffic signal easement. Both options were highlighted on a drawing (in attachments of this meeting). Mr. Hoover moved to grant authority to the Director of Engineering and the City Attorney to negotiate either a fee simple acquisition or easement language for the Greenwood Springs traffic signal issue, with the final agreement to be signed by the Mayor. Second by Mr. Beville. Vote: Ayes.

Human Resources Director Bill Jackson updated the Board on the employee handbook. He has completed the second draft, and it is in the hands of the City Attorney. Mr. Jackson expects it back from her within the next two weeks. At that time he will do another check.

Mr. Jackson also reported that the City has received two checks from our former insurance carrier KBA totaling approximately \$61,000 – the escrow amount that they held aside to pay claims. The reconciliation on those claims is expected within the next two weeks. He has a meeting with representatives from Unified next week.

Mr. Beville moved to present the claims as presented through August 3rd. Second by Mr. Hoover. Vote: Ayes.

With no further business, the meeting adjourned at 8:30 a.m.